

Borough of Highland Park
RFP for Acquisition and Development of Tracts A, C, and D within the Downtown
Redevelopment Area

RFP ADDENDUM # 1

Date of Addendum: March 29, 2022

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Proposals for Acquisition and Development of Tracts A, C, and D within the Downtown Redevelopment Area by the Borough of Highland Park (the “**Borough**”) on December 10, 2021 (the “**RFP**”) is modified as set forth in this Addendum. The RFP remains in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

QUESTIONS AND ANSWERS

The RFP is amended and supplemented by the following answers, as applicable, and provided as informational responses to questions raised about the RFP.

1. Can someone come in for only one of the tracts?

Answer: “Proposals may be for the entire Redevelopment Site OR a portion of the Redevelopment Site and may include properties adjacent to the Redevelopment Site.” RFP, Section II, p. 5-6.

2. Is a PILOT on the table?

Answer: “The Borough will consider Proposals that include financial incentives, including a payment in lieu of taxes, but the Borough does not guarantee that such financial incentives will be awarded.” RFP, Section IV, p. 11-12.

3. What is the status of Ubry's and Classic Cleaners?

Answer: Both businesses are privately owned and still operated as an auto repair shop and a dry cleaner respectively. The property owner’s consent is required to include them in any proposed project.

4. The garages on Denison Street that go with Montgomery Apartments - are they part of the parking requirement?

Answer: Proposals can include the Denison Street parking garages as part of the parking requirement, but the property owner’s consent is required.

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5. Do we have to provide parking for the Reformed Church?

Answer: “Based on community feedback, a limited number of on-site spaces serving [a proposed Tract C building] and shared with several uses at the Reformed Church will need to be accommodated in a reconfigured parking lot accessed from Magnolia Street.” Downtown Redevelopment Plan, p. 47.

6. What are the affordable housing requirements?

Answer: Proposals should “[m]eet or surpass the Borough’s commitment to affordable housing as described in Section 86-1 et seq. of the Borough Code.” RFP, Section III, p. 10. “The Borough is committed to meeting all of its affordable housing obligations which would include setting aside a minimum of 15% of all new apartments to be affordable to low- and moderate-income households. Affordable units would have access to the same amenities as market-rate units including any common ground floor resident spaces and upper floor terraces.” Downtown Redevelopment Plan, p. 10.

7. How many units are allowed on each tract?

Answer: The RPF and the Downtown Redevelopment Plan do not set limitations on the number of units in any tract. The purpose of the redevelopment is to encourage more people to live downtown as an effort to activate the businesses and the area.